



Z-08-08-002

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 11, 2008

GENERAL INFORMATION

APPLICANT	City of Greensboro for Carmen and Santos Arredondo. (Pursuant to utility agreement and voluntary annexation petition)
HEARING TYPE	Zoning Commission
REQUEST	County RS-40 (Residential- Single Family) to City RS-15 (Residential- Single Family)
CONDITIONS	N/A
LOCATION	5701 Ruffin Road; generally described as the southwest corner of Ruffin Road and Wedgewood Drive
PARCEL ID NUMBER (S)	14-11-0686-A-0891-00-021
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 36 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.95 acres
TOPOGRAPHY	Sloping southwards
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single family dwelling (occupied)	
	Adjacent Zoning	Adjacent Land Uses
N	County RS-20 (Residential Single-Family)	Single-Family dwelling and undeveloped
E	County RS-40 (Residential Single-Family)	Single-Family dwelling
W	County RS-40 (Residential Single-Family)	Undeveloped
S	County RS-40 (Residential Single-Family)	Single-Family dwelling

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County RS-40)	Requested (City RS-15)
Max. Density:	1 dwelling unit per/acre	2.5 dwelling units/acre
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots	Primarily intended to accommodate moderate-density single-family detached dwellings in developments where public water and sewer service is required.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

The subject property is located within the Greensboro Urban Loop Scenic Corridor Overlay District 2 (SCOD-2), which requires a 30-foot natural undisturbed buffer along any portion of the property that is adjacent to the Urban Loop right-of-way. There are also provisions contained in the ordinance that control architectural details, limit building materials, and restrict signage.

Environmental/Soils

Water Supply Watershed	Yes, site drains to Lower Randleman Lake Watershed (Bull Run Deep River subbasin).
Floodplains	N/A
Streams	N/A
Other:	Max. Built Upon Area (BUA) is one dwelling unit per acre or 12% BUA for low density option in Lower Randleman Lake Watershed. No high density development option available. Any new development or redevelopment BUA must meet water quality scoresheet requirements.

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Single Family Exemption
South	Single Family Exemption
East	Single Family Exemption
West	Single Family Exemption

Tree Preservation Requirements

Acreage	Requirements
.95 Ac.	Single Family Exemption

Transportation

Street Classification	Ruffin Road – Collector Street, Wedgewood Drive – Local Street.
Site Access	Existing residential driveway.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There are no sidewalk projects in this area.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **RS-15** (Residential Single-Family) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Moderate Residential**. The requested **RS-15** zoning district is inconsistent with this GFLUM designation. However because the site is less than one acre in size a Comprehensive Plan map amendment is not required.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

The 0.90-acre subject site is developed with a single-family residential unit. It is surrounded on all sides by County single-family residential zoning districts. To the north is County RS-20, to the east, south and west is County RS-40. This area of the County is generally developed with large lot single-family residential units with some apartments on the eastern side. The new interstate 40 is located north of the subject site. The subject site is currently outside the city limits, however pursuant to a utility agreement and voluntary annexation petition signed by the property owners, this property will be annexed into the City if this request is approved.

This original zoning request if approved will help promote a diverse mix of housing types, and densities in the general area which will meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. It will also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities as the City expands.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the

surrounding neighborhood.

Water Resources

Placement of an individual single-family house on an individual lot is considered an exempt activity for the purposes of meeting Stormwater Management requirements listed in Chapter 27-22(g) of the City Code of Ordinance.

Housing and Community Development

No additional comments.

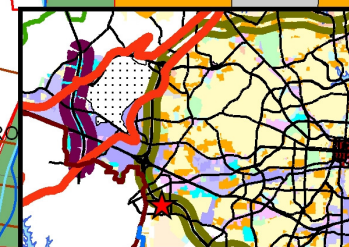
STAFF RECOMMENDATION

PLANNING

Staff recommends **Approval** of the requested **RS-15** (Residential Single-Family) zoning district.

Public Hearing
Zoning Commission
August 11, 2008

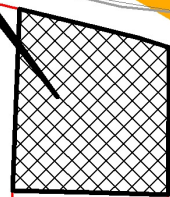
REQUESTED FROM COUNTY RS-40 TO
CITY RS-15 (0.95 ACRES)



CU-RS-20

RUFFIN RD

RS-40



RS 40

RS 40

CLELL RD

WEDGEWOOD DR

BRIDFORD LAKE

SHUTTER CV

CD-RM-12

BRIDFORD LAKE

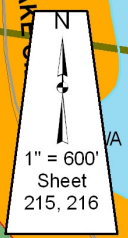
Z-08-08-002

BRIDFORD LAKE

RS 40

ALFRED DR

RS 40

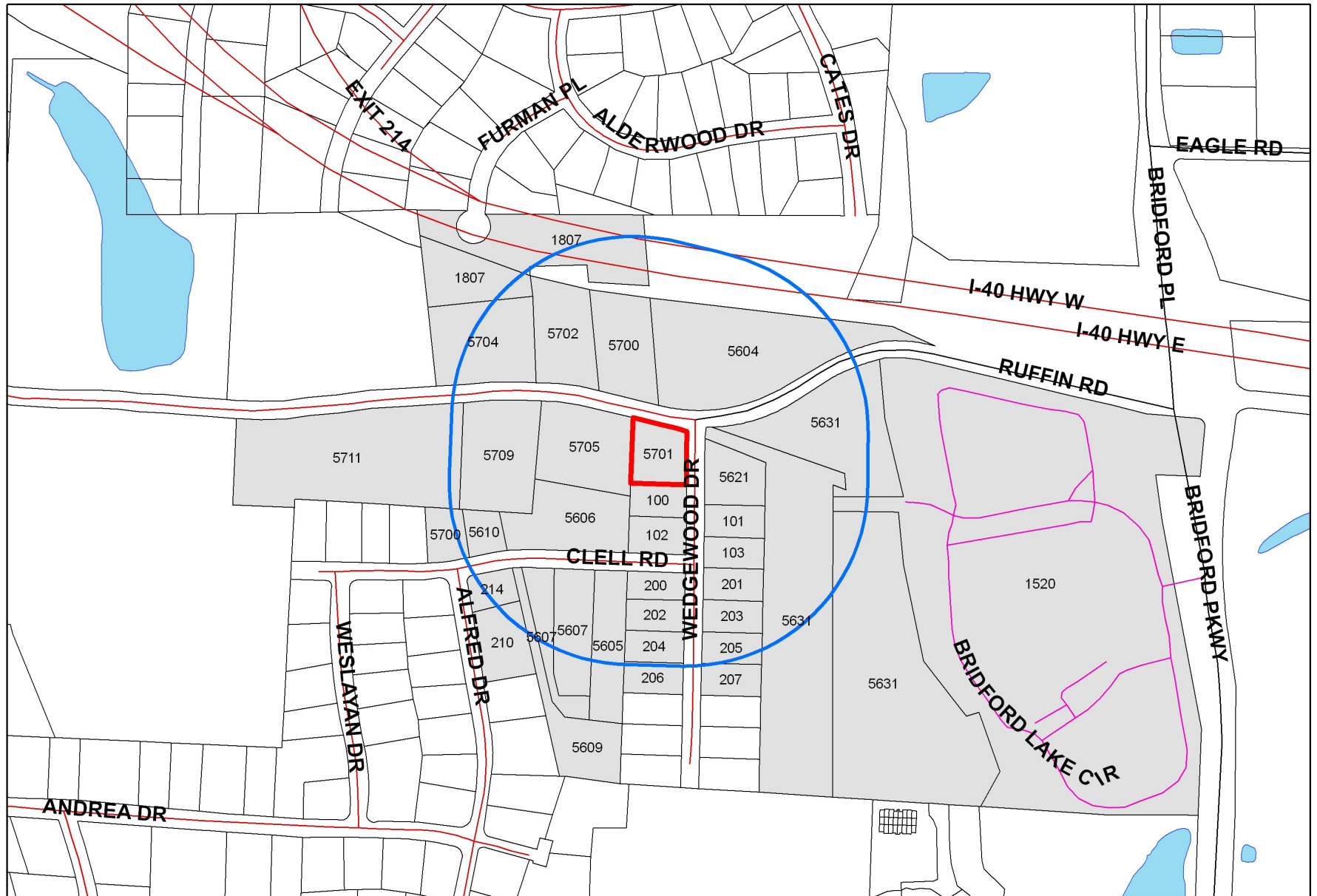


Public Hearing
Zoning Commission
August 11, 2008

Z-08-08-002



600 FEET NOTIFICATION AREA FOR
Z-08-08-002 (August 11, 2008)



1 inch equals 416.666667 feet

